



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

October 20, 2005

PRESENT: Fruit, Martin, Pyle

ABSENT: Kennett

LATE: None

STAFF: Senior Planner (SP)Linder

REGULAR MEETING

Chairman Martin called the meeting to order at 7:03.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

CONSENT ITEMS:

- 1) **EXTENSION OF TIME, EOT-05-04(SR-03-09): VINEYARD-TANSY/MANGANO:** A request for a three extension of time for a site review approval granted for the construction of a one-story 32,424 sq. ft. light industrial building located on a 2.30-acre project site at the southwest corner of the intersection of Vineyard Boulevard and Mast St. (APN 817-02-043)

Recommendation: Approve Resolution No. 05-030, granting a one-year extension.

- 2) **SITE REVIEW, SR-05-06: JOLEEN-BALCUNAS:** A request for site, architectural and landscape plan approval for a 14,034 sq. ft. industrial building to be constructed on a one acre portion of a 4.65 acre site located on the east side of Joleen Wy. (APN 817-11-049)

Recommendation: Open/Close Public Hearing-Table.

- 3) **THIS ITEM WAS MOVED FROM CONSENT TO THE DISCUSSION SECTION OF THE AGENDA.**

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE CONSENT CALANDER ITEMS ONE AND TWO AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

DISCUSSION:

- 3) **SITE REVIEW AMENDMENT, SRA-01-14: MALAGUERRA-ZIENCIAN/MANCIAS:** A request to amend the approved site, landscape and architectural plans for Lot 13 (0.45 acres) of the 15-unit Coyote Creek Estates project. The project site is zoned R-1(20,000)/RPD and is located on Kickapoo Ct, west of Malaguerra Ave. (APN 728-45-037)

BOARD MEMBER MARTIN STEPPED DOWN FOR THIS ITEM.

BOARD MEMBERS FRUIT AND PYLE OFFERED THE FOLLOWING COMMENTS AND SUGGESTIONS:

- a. Provide details of the front courtyard wall & niche.
- b. The windows shown on the elevated roof area will not work with the proposed roof plan.
- c. The geometry of the garage roof and the roof over the bedroom wing conflict.
- d. The geometry of the columns is not well defined there is too much base and too much cap. Material and dimension information is also needed for columns.
- e. The proportions of the entry need work. Consider lowering oval window or widen arch.
- f. Check to see if proposed fireplace system will allow for proposed chimney cap.
- g. Provide material information for all architectural details.
- h. Show gutters.
- i. Flat roof area over patio area may need to be adjusted to provide proper drainage.
- j. Landscape plans need to provide more appropriate plant placement, for example the camellias will not tolerant direct sun.
- k. The landscape plant palette is too extensive. Consider using only half.
- l. Consider the use of lower growing plant material to the front of the beds and transitioning height of the plant material.
- m. Consider softening the radius of the proposed lawn area.
- n. Incorporate non deciduous trees.
- o. Use trees species that are in keeping with the size of the house.
- p. The ¾ inch irrigation line is too small for the proposed system.
- q. Three inch pop ups should be used in lieu of the 4 inch proposed.
- r. Provide vent for outdoor cooking area.

BOARD MEMBER MARTIN RETURNED TO HIS SEAT

- 4) **SITE REVIEW SR 05-14: TENNANT STATION-PANDA EXPRESS:** A request for a preliminary review and comment of the new corner tower façade for the Panda Express located at 216 Tennant Station.
- 5) **UNIFORM SIGN PROGRAM AMENDMENT, USPA-03-04: TENNANT STATION-PANDA EXPRESS:** A request for preliminary review and comment on a proposed amendment to the master sign program for Tennant Station to allow additional signs for corner tenants and permit 7 ft. high logos at corner shop locations.

THE BOARD DISCUSSED ITEMS 4 & 5 TOGETHER AND HAD THE FOLLOWING RECOMMENDATIONS REGARDING THE PROPOSED TOWER ELEMENT AND SIGN PROGRAM AMENDMENT.

- a. The size of the proposed tower and logo sign is too large. It needs to be significantly scaled back.
 - b. The height of the architectural feature should not extend above the existing building height.
 - c. Discuss the installation of the scaled down element with the shopping center owner to allow for installation at all corner locations within the center. Shopping center alterations at this scale need to address the shopping center as a whole.
 - d. Agree with concerns raised by staff within the staff report.
 - e. The tree at the corner should be trimmed up and the signage placed lower.
- 6) **SITE REVIEW, SR-04-18: BARRETT-ODISHOO:** A request for site, architectural and landscape plan approval of a 36 unit single family attached development proposed on a 7 acre parcel located the southeast corner of the intersection of Barrett Ave. and Butterfield Blvd. (APN 817-33-003)

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE RESOLUTION NUMBER 05-29 WITH THE FOLLOWING MODIFICATIONS:

- a. Modify "Other Condition" 7 to require wood fencing (not a wall) consistent with the noise attenuating requirements.
- b. Add condition requiring the installation of bollard lighting along park pathway or a minimum of four light fixtures along path.
- c. Eliminate the discrepancies between the table and the site plan.
- d. Address side yard access and architectural features of zero lot line units on lots 20, 21, 31 & 32.
- e. Specify shredded rubber mat under play equipment.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

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ANNOUNCEMENTS: None

ADJOURNMENT: Chairman Martin adjourned the meeting at 9:40 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator

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